



ADDRESS
161 Sundowner Holiday Park
Newport Road
Hemsby
Norfolk
NR29 4NW

TENURE
Leasehold

LARKES

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‘A POPULAR COASTAL VILLAGE WITH A FULL RANGE OF SERVICES AND TRADITIONAL SEASIDE AMUSEMENTS’



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YOUR
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An end of terrace holiday chalet located on Sundowner Holiday Park. This well-presented property offers an open plan living area comprising a lounge/diner & kitchen, to the rear and accessed from a central hall you will find two bedrooms with fitted wardrobes and a family bathroom. The accommodation is offered furnished and equipped.

Sundowner holiday park opens from March to October and is a dog friendly holiday park.

Tenure: Leasehold - the remainder of a 99-year term which commenced in October 2015

Lease Charges: Annual service charge and ground rent is approximately £1,300

Council Tax: Band A (£1,304)

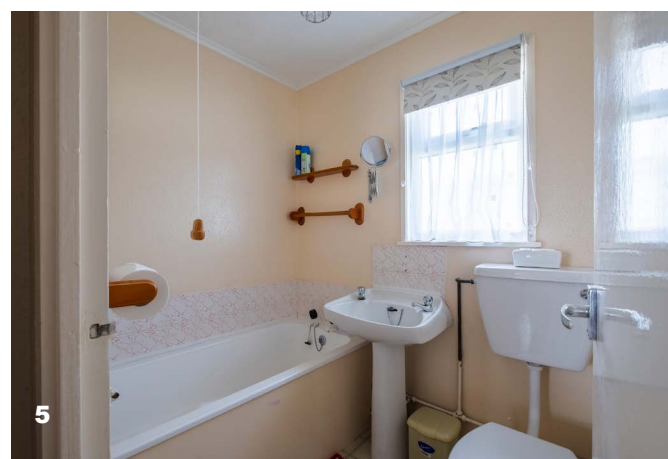
The property is in Hemsby-On-Sea, a popular coastal village with a full range of services and traditional seaside amusements.

The village offers easy transport links to the Market Town of Great Yarmouth (fifteen-minute drive) and the Cathedral city of Norwich (approximately 40 minutes by car).

Additional local facilities include The Norfolk Broads, Great Yarmouth Racecourse, and the Norfolk Coast Path which can be accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



- 1. Sitting Room
- 2. Primary bedroom
- 3. Twin bedroom
- 4. Kitchen area
- 5. Bathroom



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SUNDOWNER HOLIDAY PARK
HEMSBY-ON-SEA

APPROXIMATE FLOOR AREA
= 34.3 sq m / 369 sq ft

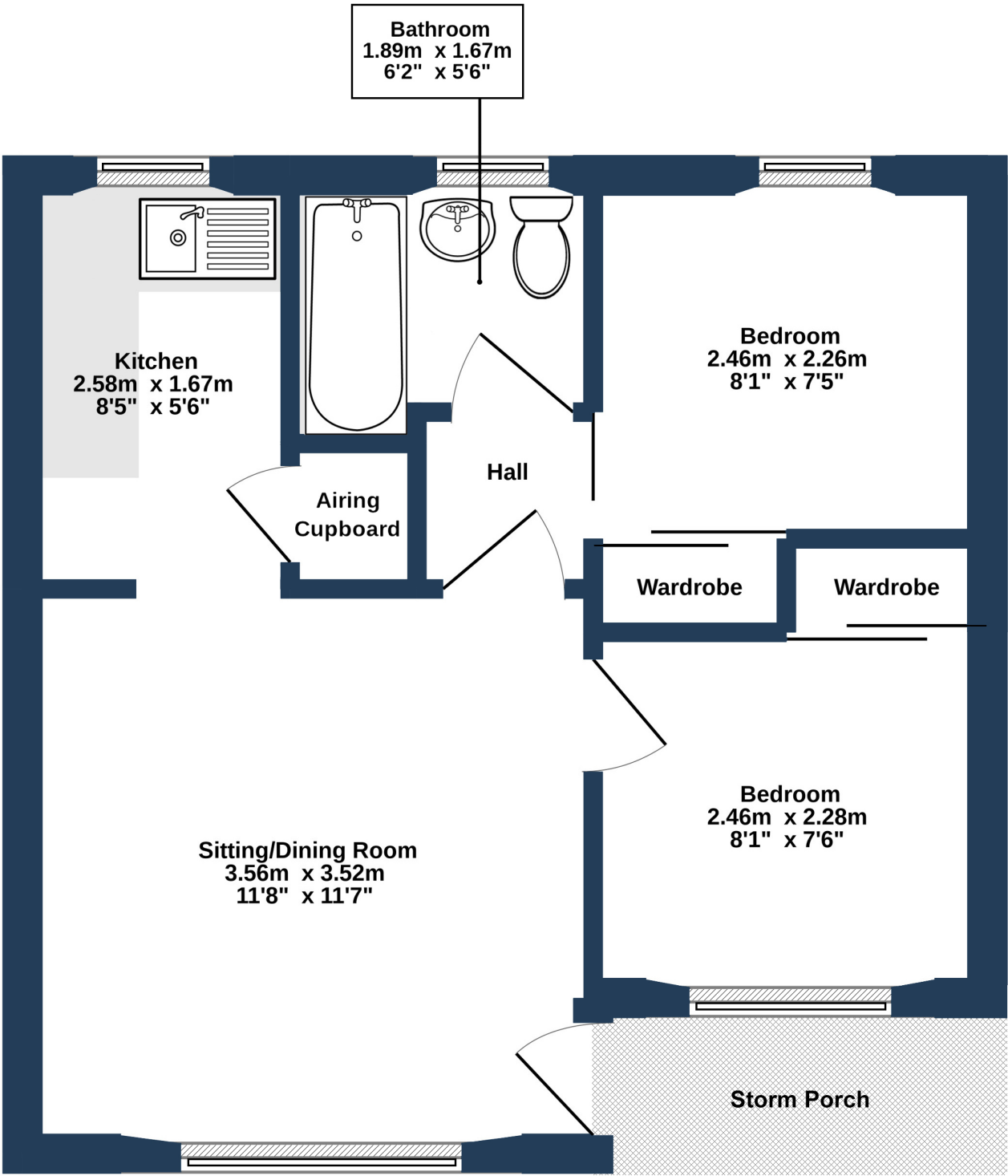
Illustration for identification purposes only, measurements are
approximate, not to scale

VIEWING ARRANGEMENTS
Telephone: 01493 330299
Email: sales@larkes.co.uk

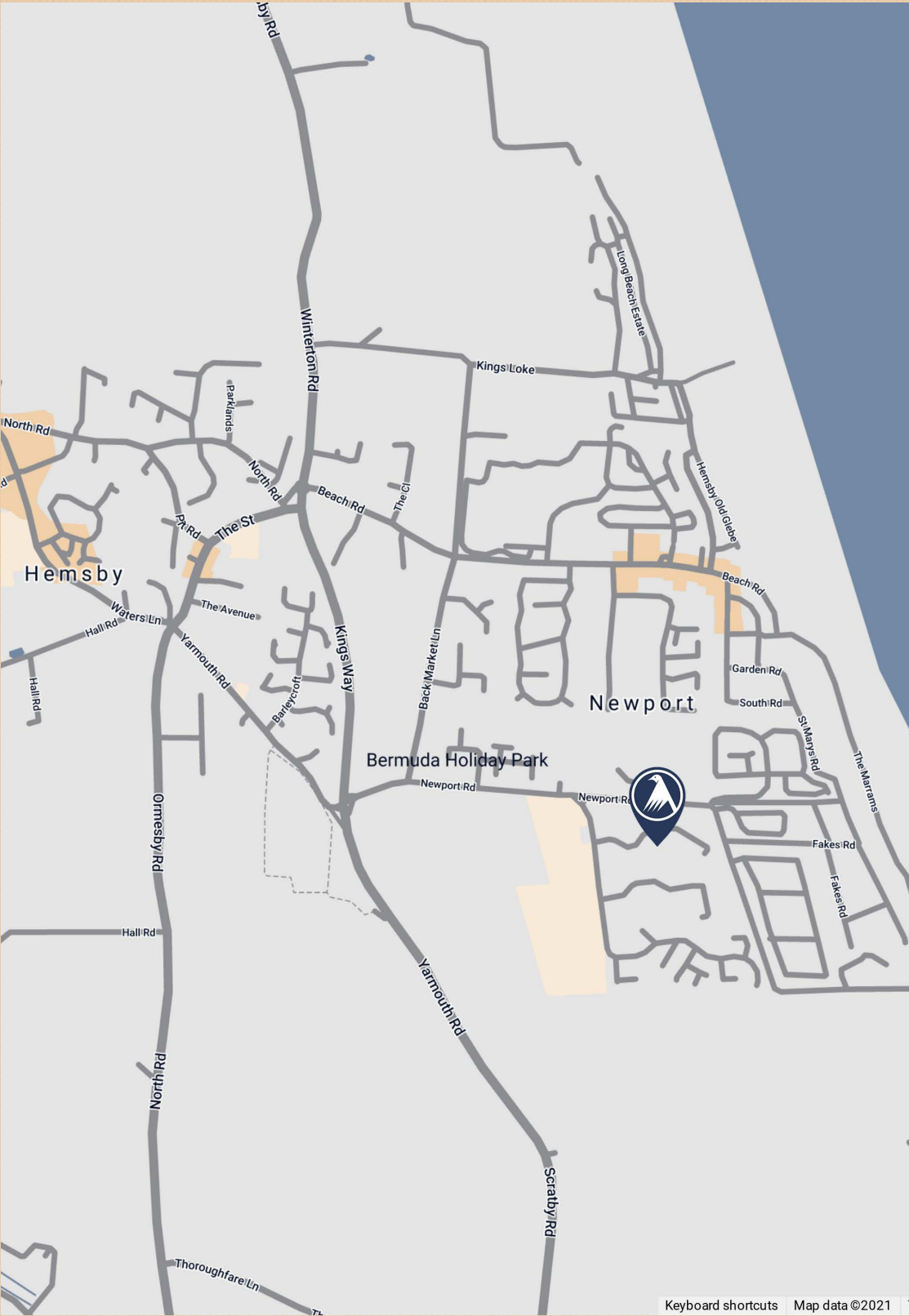
COUNCIL TAX - Band A (£1,362)
ENERGY RATING - G 15



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NEST**



Ref: 7219



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